091.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	714,000 / 714,000
					USE VALUE:	714,000 / 714,000
					ASSESSED:	714,000 / 714,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARKIN ELEANOR M &	
Owner 2:	SLINEY JOANNE	
Owner 3:		
Street 1:	42 LANSDOWNE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LARKIN ELEANOR M -
Owner 2:	-
Street 1:	42 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,377 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Vinyl Exterior and 1931 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6377.000	284,900	1,200	427,900	714,000
Total Card	0.146	284,900	1,200	427,900	714,000
Total Parcel	0.146	284,900	1,200	427,900	714,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.76 | /Parcel: 369.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58350
GIS Ref:
GIS Ref:
Insp Date: 11/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,000	1200	6,377.	427,900	714,100	714,100	Year End Roll	12/18/2019
2019	101	FV	228,600	1200	6,377.	434,000	663,800	663,800	Year End Roll	1/3/2019
2018	101	FV	228,600	1200	6,377.	324,000	553,800	553,800	Year End Roll	12/20/2017
2017	101	FV	228,600	1200	6,377.	293,400	523,200	523,200	Year End Roll	1/3/2017
2016	101	FV	228,600	1200	6,377.	281,200	511,000	511,000	Year End	1/4/2016
2015	101	FV	201,800	1300	6,377.	238,400	441,500	441,500	Year End Roll	12/11/2014
2014	101	FV	201,800	1300	6,377.	226,200	429,300	429,300	Year End Roll	12/16/2013
2013	101	FV	201,800	1300	6,377.	215,200	418,300	418,300		12/13/2012

!7371!

PRINT

Date	Time
12/10/20	22:01:00

LAST REV

Date	Time
07/11/19	15:02:45
apro	
7371	

USER DEFINED

Prior Id # 1:	58350
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARKIN ELEANOR	59926-256		9/5/2012	Convenience	1	No	No		
	12104-343		11/4/1971		21,500	No	No		Thomas Larkin dod 7/4/04

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
12/2/2008	Meas/Inspect	355	PATRIOT
4/22/2000	Inspected	263	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6377		Sq. Ft.	Site		0	70.	0.96	5									427,918						427,900	

Total AC/HA: 0.14640 | Total SF/SM: 6377 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,918 | Spl Credit | Total: 427,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33403909
Const Adj.:	0.98990101
Adj $ / SQ:	165.071
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387137
Depreciation:	102204
Depreciated Total:	284933

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

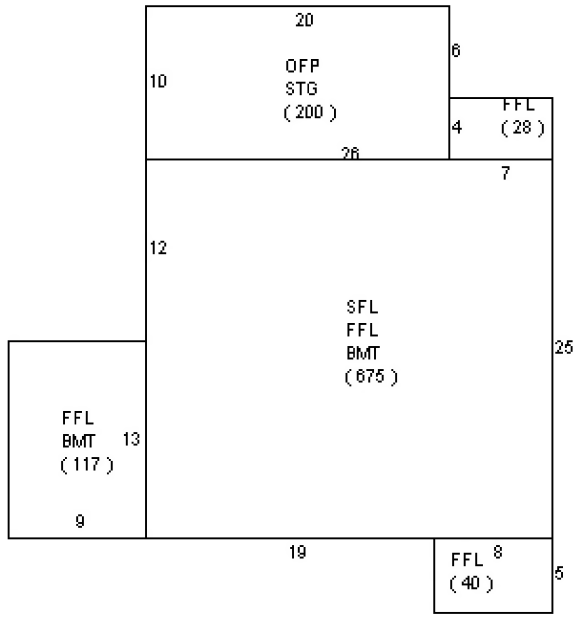
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.07
Special Features:	0	Val/Su Net:	104.47
Final Total:	284900	Val/Su SzAd	185.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	165.070	141,961
BMT	Basement	792	65.620	51,968
SFL	Second Floor	675	165.070	111,423
OFP	Open Porch	200	24.500	4,900
STG	Storage	200	6.930	1,386
	Net Sketched Area:	2,727	Total:	311,638
Size Ad	1535	Gross Are	2727	FinArea 1931

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X15	A	FR	1960	4.04	T	51	101			400			400
7	Pool A-C	D	Y	1	24	A	AV	1975	50.52	T	35.2	101			800			800

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200